R.O.W.

R.O.W.

ESM'T

DECK/SIDEWALK A = 500 SQ. FT.

NOTE: THIS AMENDMENT PROPOSES A DECREASE IN ACERAGE ON LOT 9, FROM 3.547 TO 3.238.

10' ELEC., GAS, TELE., CA T.V., WATER, &

INGRESS/EGRESS

TYPICAL HOUSE A = 3000 SQ. FT.

75' BUILDING SETBACK LINE

PRIVATE STREET (50' WDTH, 24' PVMT)

200'

OWNER/DEVELOPER: ANAQUA SPRINGS RANCH, INC 325 SONTERRA BLVD E. SUITE 210 SAN ANTONIO, TX 78258 (210) 493-1444 PHONE

CONC. DRIVE A = 1125 SQ. FT

### BEARING N56°07'50"E N56°07'50"

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	122.73	225.00'	3175'11"	121.21'	S18'32'36"E
C2	115.47	200.00'	33°04'42"		S1979'53"E
		176.81'	34*56'46"	106.18'	S20"27'14"E

ROBERT S. & KIMBERLY PAGE
GREENBERG
VOL. 12682. RG 2327

ANAQUA SPRINGS RANCH II, PU.D. BUK 5, C.B. 4671

SIDAK-E-SIKH REVOCABLE TRUST VOL. 12903 PG. 1167

TBP-PRM I, LLC VOL. (12901,) PG. (0966)

## ANAQUA SPRINGS RANCH, I-C P.U.D.

RANDALL WAYNE DAVILA VOL. 12870, PG. 0607

J.238 ACRES BLK/5, CB. 467

EXISTING 28 ELEC. ESM' VOL. 11283 PG 2082

WILLIAM ANTHONY PARKER H & EVA LONGORIA VOL. 13105, PG. 2013

BLOCK 5

(UNRLATTED)

PATRICIA H. WALLACE, TR VOL. 10752, PG. 2239 B.C.R.A.R.

SEWER ESM'T VOL. 10231, PG. 2060

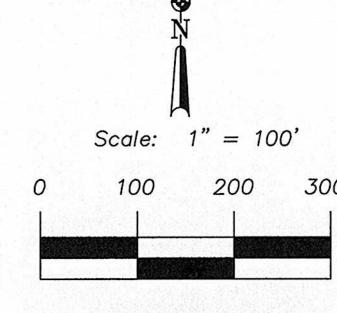
DAVID J. & BARRELLA A

VOL. 13068, P.G. 0435

3.000 ACERS

BLK 5, C.B. 4671 VOL. 9576, PG. 12 B.C.P.R.

BEING A 3.000 ACRE TRACT, LOT 10, ANAQUA SPRINGS RANCH I-C, PUD AND A 3.238 ACRE TRACT, BEING THE REMAINDER OF LOT 9, ANAQUA SPRINGS RANCH I-C, P.U.D. RECORDED IN VOLUME 9575, PAGE 113, BEING A TOTAL OF 6.238 ACRES. OUT OF THE JUAN CASSILLAS SURVEY NO. 411 A-156, COUNTY BLOCK NO. 4671, BEXAR COUNTY, TEXAS,



### LEGEND:

B.S.L	BUILDING SETBACK LINE
ESM'T	EASEMENT
R.O.W.	RIGHT-OF-WAY
ELEC.	ELETRIC
CA T.V.	CABLE TELEVISION
B.C.D.P.R.	BEXAR COUNTY DEED & PLAT RECORDS
B.C.R.P.R.	BEXAR COUNTY REAL PROPERTY RECORD
F.R.B.	FOUND 1/2" REBAR
F.R.B. <b>●</b> S.R.B. <b>○</b>	SET 1/2" REBAR CAPPED MATKIN HOOVE

(UNPLATTED) REMANDER OF 283.565 PATRICIA H. WALLACE VOL. 10752, PG. 2239 B.C.R.P.R.

APPROVED: JULY PLE Director of Development Services City of San Antonio

1. SEWAGE FACILITIES SHALL BE PROVIDED BY AN ON-SITE SEWAGE BY A REGISTERED SANITARIAN OR A REGISTERED ENGINEER AND APPROVED UNDER THE RULES OF BEXAR COUNTY AND TCEQ.

### DEVELOPMENT PHASING SCHEDULE:

	PHASE	# OF DWELLING	AREA	PASSIVE OPEN	ACTIVE OPEN
	NUMBER	UNITS	(ACRES)	SPACE (ACRES)	SPACE (ACRES
10		2	6.238		

OPEN SPACE: MINIMUM REQUIRED RESIDENTIAL OPEN SPACE = 35%

PAVEMENT

-0.000 ACRES -0.161 ACRES -0.170 ACRES

TOTAL IMPERVIOUS AREA

5.907 ACRES TOTAL OPEN SPACE PROVIDED = 95%

THE BEARINGS SHOWN HEREON ARE BASED UPON THE TEXAS STATE PLAN COORDINATE SYSTEM, SOUTH CENTRAL ZONE, AS ESTABLISHED BY GLOBAL POSITIONING SYSTEM.

SECRETARY:

50' PRIVATE STREET EXISTING -GROUND 10.5 448" 1 1 184' 111 MAX 31 MAX

TYPICAL STREET SECTION

Z: \PROJECTS\2309\04\PUD\PUD\_SITEPLAN\_LOT 9\_2309.04.dwg Date: Aug 15, 2008, 5:04pm User ID: jbaum

(50° R.O.W.) N.T.S.

E.R.Z.D. NOTES:

WATER ESM'T

ZONING: ALL OF THIS SITE IS IN THE COUNTY AND IS NOT ZONED AT THIS TIME. THIS TRACT IS TO BE DEVELOPED IN ONE (1) UNIT AS SINGLE FAMILY RESIDENTIAL ON 1.00 ACRES OR LARGER LOTS WITH A MINIMUM OF 80% OF

ANAQUA HOLDINGS, LLC

TRACT 1

VOL. 13529, PG. 1999

B.C.R.P.R.

MAQUA SPRINGS RANCH I, P.U.D. BUX 5, C.B. 4671 VOL. 9560/ PG. 182 B.C.P.R.

GILLES & CATHERINE DEVECOEVILLERIE VOX. 12961, PG. 2044

EXISTING DRAINAGE ESM'T VARIABLE WIDTH VOL. 9560, PG. 182

ANAQUA HOLDINGS, LLC

0.309 AC VOL. 13529, PG. 1999 B.C.R.P.R.

BILLIE JO STELLA VOL. 12864, PG. 0420

PE & VIOLET HENNEY

MARLOYE

VOL. 132/78, (PG. 1059

THIS SUBDIVISION IS NOT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

DRAINAGE NOTES: NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS OF ANY KIND SHALL BE PLACES WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT.

NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTION OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE

ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO SHALL HAVE THE RIGHT OF INGRESS AND

EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS, AND TO MAKE ANY MODIFICATION OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENT.

FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINISHED ADJACENT GRADE. ALL FILL SHALL BE IN ACCORDANCE WITH THE PLANS ON FILE AT THE CITY OF SAN ANTONIO DEPARTMENT OF PUBLIC WORKS.

10 AUG 21 PM 12: 05

ENGINEERING & SURVEYING

Revision to P. U.D. # 07-015A

PHASE NUMBER	# OF DWELLING UNITS	AREA (ACRES)	PASSIVE OPEN SPACE (ACRES)	ACTIVE OPEN
1 C	2	6.238		

DENSITY: MAXIMUM ALLOWABLE DENSITY = UNITS/ACRE

# OF DWE	LLING	AREA (ACRES)	RESIDENTIAL DENSITY
I C	2	6.238	0.32

TOTAL AREA 6.238 ACRES

IMPERVIOUS AREA

STRUCTURES (HOUSES) SIDEWALK, DRIVEWAY, PATIO, ETC.

-0.331 ACRES

OPEN SPACE

SEWER SERVICE PROVIDED BY: INDIVIDUAL OSSF SYSTEMS
WATER SERVICE PROVIDED BY: BEXAR METROPOLITAN WATER DISTRICT
CCN # 10675
B.M.W.D. ANAQUA SPRINGS RANCH PWS ID # 0150549

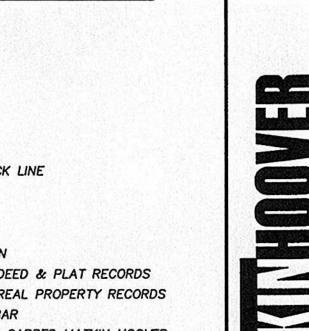
APPROVED PLANNED UNIT DEVELOPMENT PLANNING COMMISSION CITY OF SAN ANTONIO

CHAIRPERSON:

P.U.D. # 07-015A PLAT # 080399 JOB NO. 2309.04 DATE JUNE 2008 DESIGNED \_\_\_ CDM CHECKED \_\_JDC

SHEET 1 OF 1

PLAN



JEFFREY D. CARROLL 93625



# City of San Antonio

Department of Development Services

August 25, 2008

Jeffrey D. Carroll, P.E. Matkin Hoover Engineering 8 Spencer Road Ste. 100 Boerne, TX 78006

Re: Anaqua Springs Ranch Unit I-C

PUD # 07- 015A

Dear Mr. Carroll,

The Director of Planning and Development Services has reviewed **Anaqua Springs Ranch Unit I-C**, Planned Unit Development Plan **P.U.D.** # **07-015A**. Please find enclosed an approved and signed copy for your files. However, please note the following conditions:

All platting shall comply with the Unified Development Code (UDC), Master Plan, Major Thoroughfare Plan, and all applicable regulations for the City of San Antonio. It will be expected that all of the property depicted in your PUD Plan to include floodplains, drainage areas, and open space shall be platted.

The Development Services Department has found that the proposed development is located within five miles of Camp Bullis. It is our recommendation that you coordinate your project with Camp Bullis. Please contact James Cannizzo of Camp Bullis at (210) 295-9830.

Please note that this action by the Director does not establish any commitment for the provision of utilities or services of any type now or in the future by the City of San Antonio. The validity for this project shall expire within three years from the date of acceptance in accordance with UDC §35-413(c).

Should you need further assistance please contact Larry Odis at 210-207-0210

Sincerely,

Fernando J. De León, P.E.

Assistant Director Planning and Development Services Department

Land Development Division